

Oct 13 12 07 PM '04

## WARRANTY DEED

STATE OF MISSISSIPPI  
COUNTY OF DESOTOBK 484 PG 123  
NOTARY CH. CLK.

THIS INDENTURE, made and entered into this 27<sup>th</sup> day of September, 2004, by and between Katherine Ann Owens Rash and Donald Keith Rash, party of the first part, and Phillip Shipley and Tamara Shipley, husband and wife, as joint tenants with full rights of survivorship and not as tenants in common, party of the second part;

WITNESSETH: That for the consideration hereinafter expressed the said parties of the first part have bargained and sold and does hereby bargain, sell, convey and warrant unto the said party of the second part the following described real estate, situated and being in the County of DeSoto, State of Mississippi, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

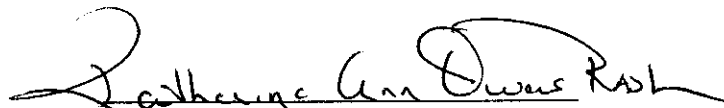
Danny Richardson husband of said Katherine Ann Owens Rash joins in this Warranty Deed for the purpose of granting, conveying and waiving any marital rights he may have in the herein described property by virtue of said marriage. This conveyance includes all mineral interests in and to the above described real property.


The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, and to the Mississippi Health Department regulations, all rights of way and easements for public roads and public utilities and the lien of 2004 City and County real property taxes.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.


THE CONSIDERATION for this conveyance is as follows: \$ 210,000.00.

WITNESS the signatures of the said party of the first part the day and year first above written.

  
Katherine Ann Owens Rash

  
Donald Keith Rash

STATE OF TENNESSEE  
COUNTY OF SHELBY

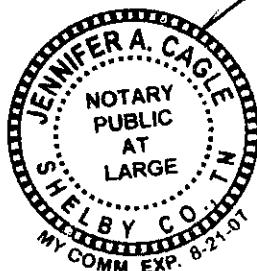
  
Danny Richardson

Personally appeared before me, the undersigned Notary Public, in and for the State and County aforesaid, the within named Katherine Ann Owens Rash and Donald Keith Rash, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned as their voluntary act and deed.

Given under my hand and seal this 27<sup>th</sup> day of September, 2004.

  
Notary Public

My Commission Expires: 8-21-07



**Name and Address of Grantor:**

Katherine Ann Owens Rash  
Donald Keith Rash

Katherine Ann Owens Rash

7441 State Line Rd Olive Branch Ms 38654

Home: 662 845 4514

Work: 901 491 6060

**Name and Address of Property Owner:**

Phillip Shipley

Tamara Shipley

1765 Jeannie Drive

Southaven, MS 38671

Home: 901-266-2660

Work: 901-569-5584

**Name and Address of Person Responsible for**

**Payment of Real Property taxes:**

Countrywide Home Loans, Inc.

6515 Poplar Ave., #109

Memphis, TN 38119

901-685-2360

901-685-3487

**This instrument Prepared by:**

West Tennessee Title Insurance Agency

6060 Poplar Avenue, Suite LL-30

Memphis, TN 38119

(901) 821-0603

(901) 821-0600 (fax)

**Property Address:**

1765 Jeannie Drive

Southaven, MS 38671

## EXHIBIT A

4.99 acres in the West Half of the Northeast Quarter of Section 20, Township 1 South, Range 7 West, DeSoto County, Mississippi. Commencing at an iron pin found at the south west corner of Lot 10, Melwood Subdivision, Plat Book 6, Page 40, said point being on the north line of the Kemmons Wilson property; thence N 89-33-53 W, along the north line of Wilson, with a wire fence, 705.39 feet to a point in a ditch; thence N 35-17-11 E, along said ditch, 165.21 feet to a point; thence N 38-27-59 E, along said ditch, 98.25 feet to a point, 23.84 feet north of the center of a 200 feet wide Transmission Easement; thence N 68-08 E, along a line 23.84 feet north of said easement center, 486.15 feet to an iron pin set; thence N 15-11-33 E, 270.39 feet to an iron pin set on the westwardly extension of the center of Jeannie Road; thence S 87-24-50 E, along said westward extension, 50.00 feet to an iron pin set on the west line of Melwood subdivision; thence S 2-01-10 W, along the west line of said subdivision, 657.30 feet to the point of beginning and containing 4.99 acres more or less. This parcel lies in the west half of the northeast quarter of Section 20, Township 1, South, Range 7 West.